



**MULTI FAMILY REDEVELOPMENT OPPORTUNITY**

1864 W. 41ST AVE, DENVER, CO 80211



***Presented By:***

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$675,000
Taxes:	\$3,101.56
Lot Size:	0.29 Acres
Zoning:	U-TU-C
Price / SF:	\$53.15

### PROPERTY OVERVIEW

Rare opportunity in SunnySide for multi-family development. This site fronts 41st and has alley frontage its entire 250' length. Zoned U-TU-C, which allows 2 units. Strong possibility of assemblage of adjacent 12,500 s.f. parcels to the East, creating a very desirable site for development or purchase current site and assemble later.

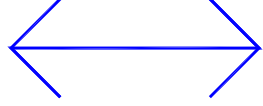
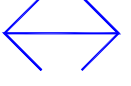
Duplex on site is not habitable and therefore site is being sold as land only.

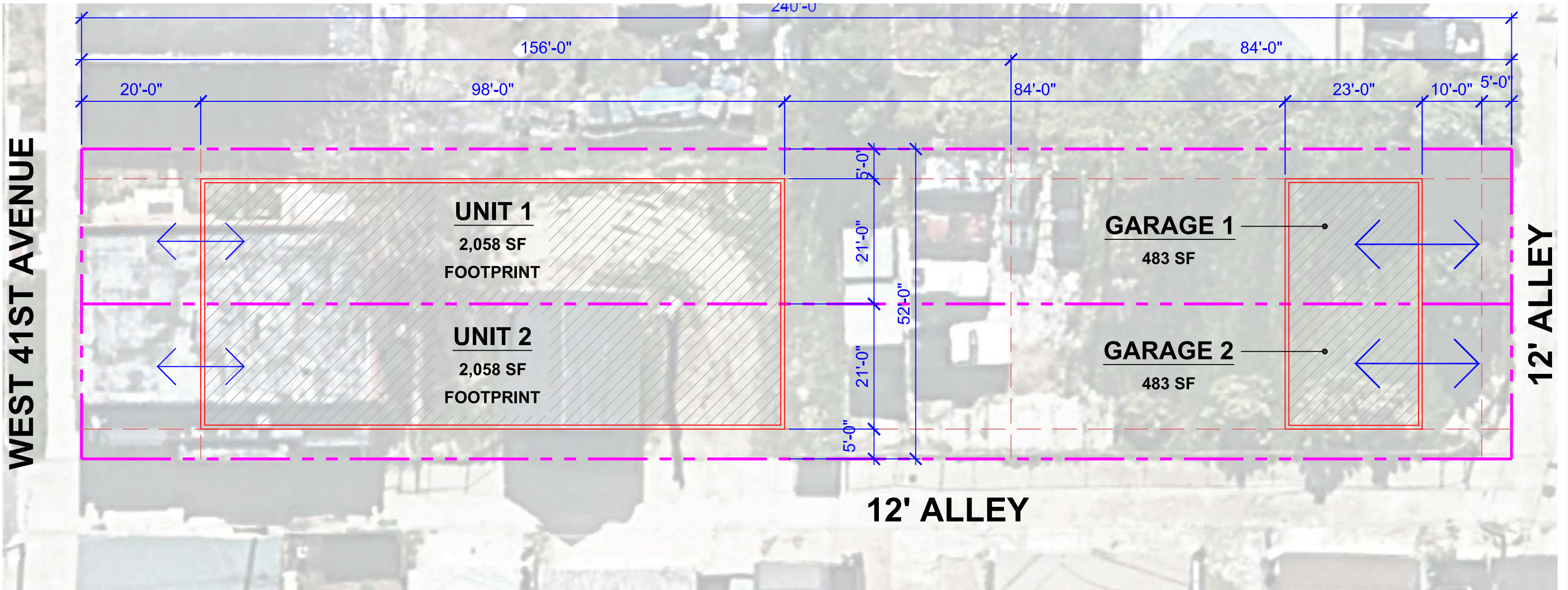
### PROPERTY HIGHLIGHTS

- 12,700 SF Lot
- Up to 2 unit development allowed per U-TU-C zoning
- Up and Coming Sunnyside Neighborhood
- Corner lot

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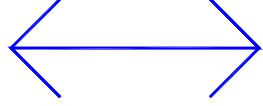
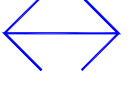
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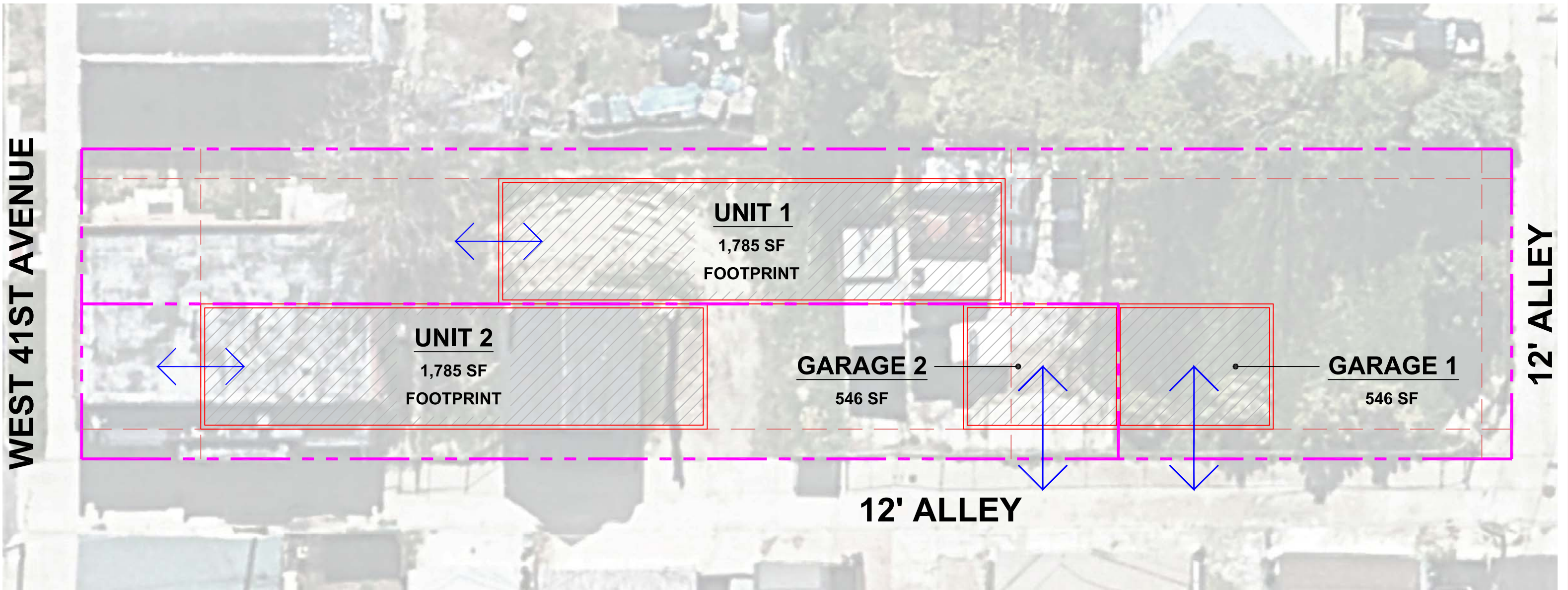
ZONING STUDY:	PLAN NOTES:	SF INFORMATION:	PLAN LEGEND:
PROPERTY ZONED: U-TU-C (TWO UNIT - DUPLEX)  ZONE LOT AREA = 12,480 SF 52 FOOT WIDE ZONE LOT  MAX HEIGHT = 30' / 2.5 STORIES  SIDE SETBACKS = 5 FEET	1. NO SURVEY HAS BEEN PREFORMED. ALL BOUNDARIES ARE NOT LEGAL AND NOT CONFIRMED.  2. EACH UNIT CONTAINS FOUR LEVELS.	BASEMENT = 2,058 SF MAIN FLOOR = 2,058 SF 2ND FLOOR = 2,058 SF 1/2 STORY = 1,500 SF  TOTAL = 7,674 SF  TOTAL GARAGE = 483 SF	<b>CAR ACCESS:</b>   <b>UNIT ENTRY:</b> 



1 CONCEPTUAL SITE DEVELOPMENT PLAN - OPTION 1  
 SCALE: 1/16" = 1'-0"



ZONING STUDY:	PLAN NOTES:	SF INFORMATION:	PLAN LEGEND:
PROPERTY ZONED: U-TU-C (TWO UNIT - DUPLEX)  ZONE LOT AREA = 12,480 SF 52 FOOT WIDE ZONE LOT  MAX HEIGHT = 30' / 2.5 STORIES  SIDE SETBACKS = 5 FEET	1. NO SURVEY HAS BEEN PREFORMED. ALL BOUNDARIES ARE NOT LEGAL AND NOT CONFIRMED.  2. EACH UNIT CONTAINS FOUR LEVELS.	BASEMENT = 1,785 SF MAIN FLOOR = 1,785 SF 2ND FLOOR = 1,785 SF 1/2 STORY = 1,300 SF  TOTAL = 6,655 SF  TOTAL GARAGE = 546 SF	<b>CAR ACCESS:</b>   <b>UNIT ENTRY:</b> 



1 CONCEPTUAL SITE DEVELOPMENT PLAN - OPTION 2  
 SCALE: 1/16" = 1'-0"

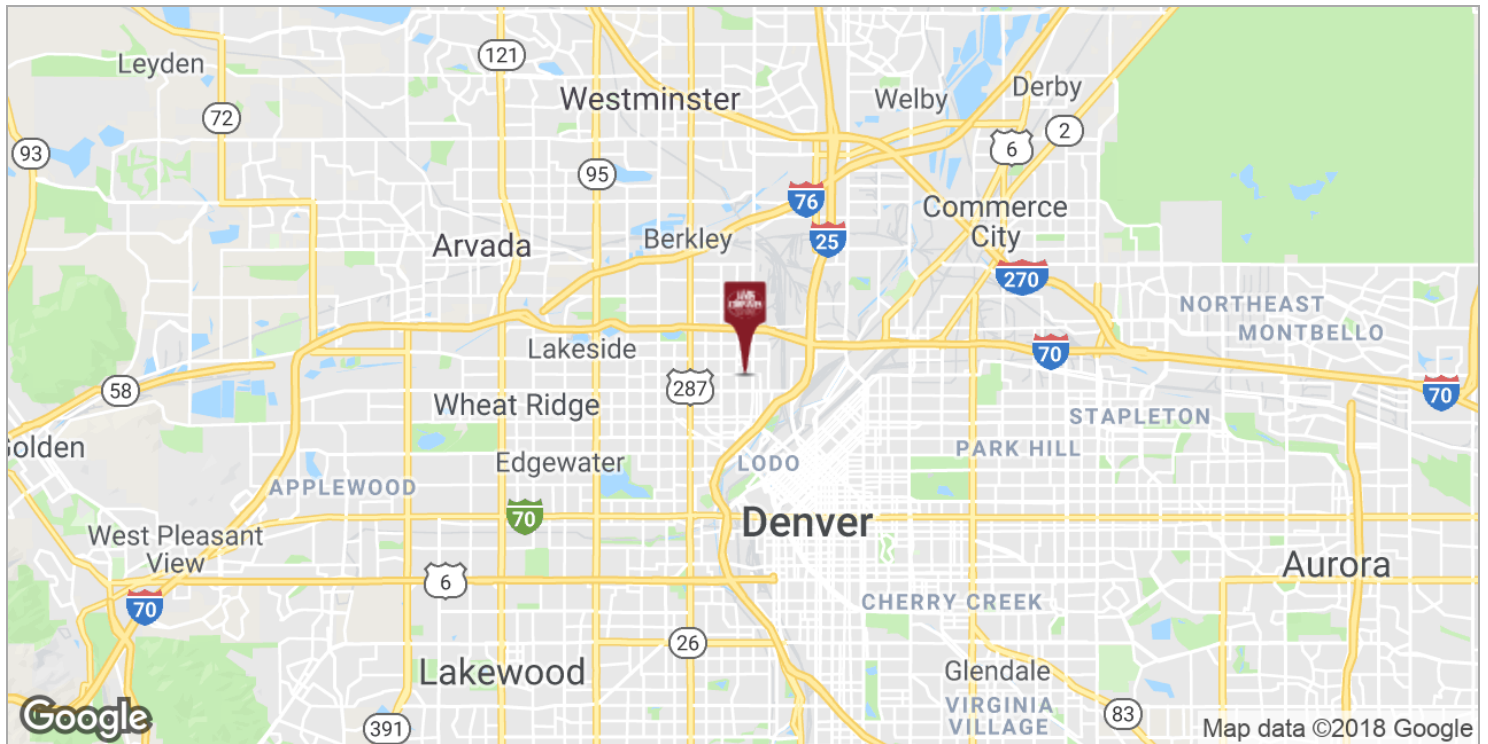


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## LOCATION MAPS



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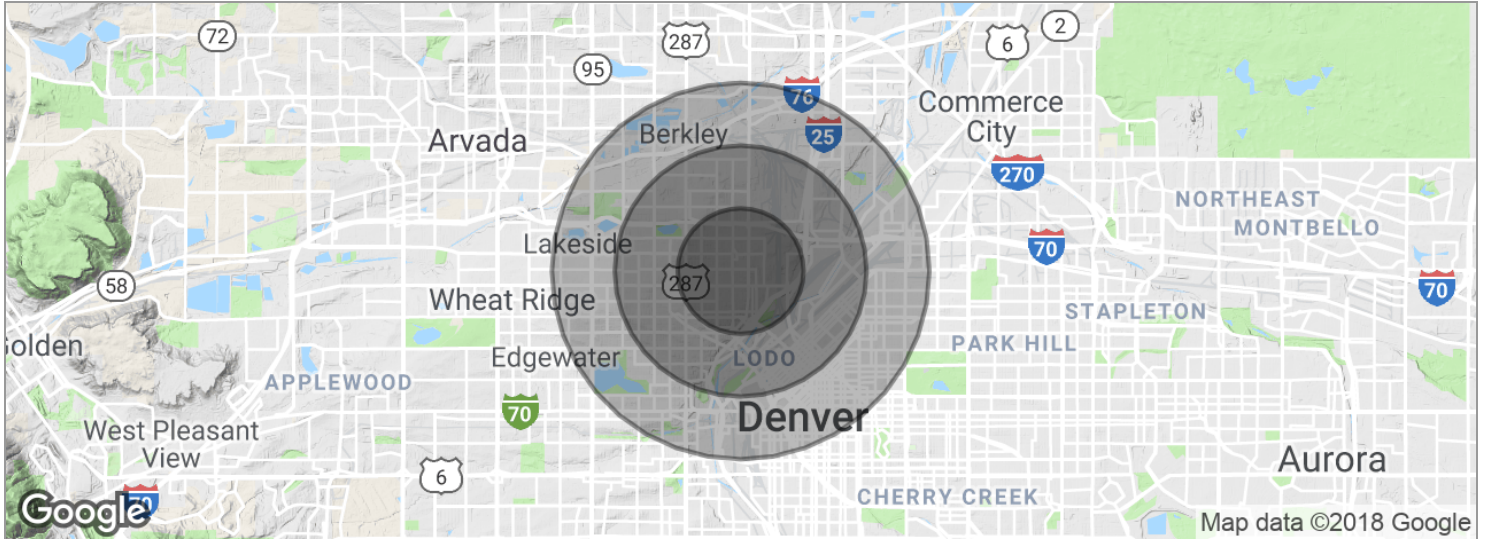
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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	20,491	61,966	128,981
Median age	34.5	34.5	33.9
Median age (Male)	35.2	35.0	34.4
Median age (Female)	33.8	34.0	33.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	8,657	27,915	59,535
# of persons per HH	2.4	2.2	2.2
Average HH income	\$55,630	\$65,416	\$60,080
Average house value	\$244,116	\$267,579	\$273,502

*\* Demographic data derived from 2010 US Census*

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